086.0	0005	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	583,800 / 583,800
					USE VALUE:	583,800 / 583,800
					ASSESSED:	583,800 / 583,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
269		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUINN ARIANNA ISABELLA KRINOS
Owner 2:	QUINN LUKE JOSEPH
Owner 3:	
Street 1:	269 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CANADAY JOHN T -
Owner 2:	-
Street 1:	269 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4255.000	234,400	4,400	345,000	583,800
Total Card	0.098	234,400	4,400	345,000	583,800
Total Parcel	0.098	234,400	4,400	345,000	583,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.50 /Parcel: 486.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 54853
GIS Ref:
GIS Ref:
Insp Date: 03/06/09

!7058!

PREVIOUS ASSESSMENT

Parcel ID: 086.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	234,400	4400	4,255.	345,000	583,800		Year end	12/23/2021
2021	101	FV	227,000	4400	4,255.	345,000	576,400		Year End Roll	12/10/2020
2020	101	FV	227,000	4400	4,255.	345,000	576,400	576,400	Year End Roll	12/18/2019
2019	101	FV	201,900	4400	4,255.	340,100	546,400	546,400	Year End Roll	1/3/2019
2018	101	FV	201,900	4400	4,255.	261,200	467,500	467,500	Year End Roll	12/20/2017
2017	101	FV	201,900	4400	4,255.	246,400	452,700	452,700	Year End Roll	1/3/2017
2016	101	FV	201,900	4400	4,255.	226,700	433,000	433,000	Year End	1/4/2016
2015	101	FV	196,700	4400	4,255.	211,900	413,000	413,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:56:33

LAST REV

Date	Time
12/06/21	12:10:52
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7058

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANADAY JOHN T,	79180-290	1	11/19/2021		695,000	No	No		
BURNS MARY A ET	51391-258		7/1/2008		357,000	No	No		
	PR331-236		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/3/2015	1269	Re-Roof	7,300		9/3/2015			Strip and re-roof.
7/17/2008	788	Redo Kit	15,000					remove wall replac

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
3/6/2009	Meas/Inspect	372	PATRIOT
3/8/2000	Inspected	276	PATRIOT
2/3/2000	Mailer Sent		
2/3/2000	Measured	263	PATRIOT
8/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	54853
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4255		Sq. Ft.	Site		0	70.	1.16	6			Topo	-10					345,018						345,000	

Total AC/HA:	0.09768	Total SF/SM:	4255	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	345,018	Spl Credit		Total:	345,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	G - Good		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.14988494
Adj $ / SQ:	201.805
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339676
Depreciation:	105300
Depreciated Total:	234377

COMMENTS

BMT LEDGE PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

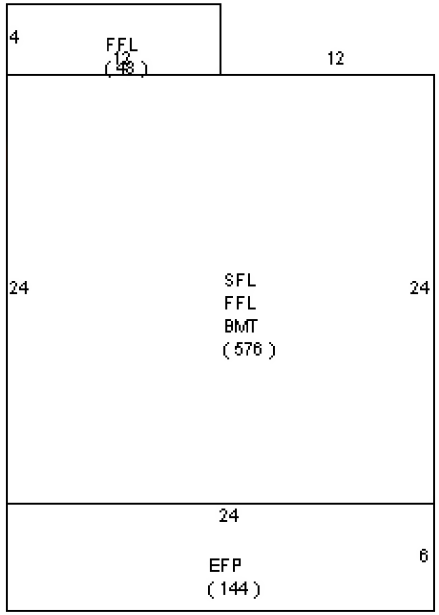
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	201.80
Special Features:	0	Val/Su Net:	122.08
Final Total:	234400	Val/Su SzAd	195.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	624	201.800	125,926
BMT	Basement	576	60.540	34,872
SFL	Second Floor	576	201.800	116,240
EFP	Enclos Porch	144	53.050	7,639

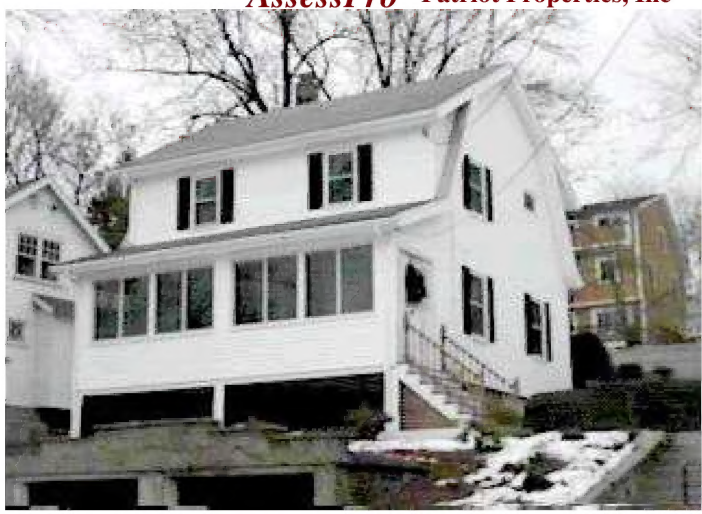
Net Sketched Area:	1,920			Total:	284,677
Size Ad	1200	Gross Area	1920	FinArea	1200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X14	A	AV	1940	4.93	T	40.8	101			400			400
3	Garage	D	Y	1	20X18	A	FR	1926	21.94	T	50	101			4,000			4,000

More:	N	Total Yard Items:	4,400	Total Special Featues:	
				Total:	4,400